

PARKS ADVISORY COMMITTEE

March 11, 2005

MINUTES

1. Called to order at 8:35 am by Marilyn Wilkinson.
2. Opportunity for Members of Public to Speak on Any Items Not on Today's Agenda
3. Approval of February 11, 2005 Minutes
 - Approval of February minutes.MOTION TO APPROVE FEBRUARY MINUTES – ROD GROENEWOLD, 2ND DOUG GOAD
ALL IN FAVOR – 8-0-1
4. DEPARTMENT REPORT – Christine Lafontant
 - Jason is out at the California Parks and Recreation Society conference this week, so I will be giving you the department report today.
 - We upgraded our computer reservation system to be able to accept the discount cards on-line.
 - We have met with REI and are trying to establish a partnership with them for events and activities, the first of which will be a trails day at Los Penasquitos.
 - We also started a new after school program at Fallbrook Community Center, which the kids named “the hangout” and it has approximately 80 kids in attendance everyday. This was from a 21st Century grant.
 - Maryanne Vancio is putting together a trails symposium for later this year to try and truly make the trails a Countywide issue.
5. ACTION ITEMS
 - 2005 Park Advisory Meeting Dates
 - ♦ We need to make a decision today about the dates for the remainder of the year and I know that there was a problem with a couple of the dates, so we need to pick the best choice for everyone overall.MOTION TO HAVE THE 2005 MEETINGS ON THE 2ND FRIDAY OF THE MONTH – MARILYN WILKINSON, 2ND
ALL IN FAVOR – 8-0-0
 - Amending PLDO
 - ♦ Distributed handouts on the PLDO Fee Study and DPR recommendations to move forward using the Model Park methodology.
 - Marilyn Wilkinson – I would really like to say thank you for the hard work you have put into this and the wonderful representation you have presented to this committee.
 - Marilyn Wilkinson – Will there be any type of requirements for developers that want to build a park instead of giving the fees?
 - ♦ Yes, there will be specific criteria in the ordinance that would have to be met if they want to put in a park in lieu of the PLDO fees.

- Roger Utt – There is a rash of apartment to condo conversions going on and I know that there are some fees associated with this. Is there something like this in the County?
- ◆ We will have to look into this, but the PLDO is our way of complying with the Quimby Act which says that there has to be a certain ratio of parks to people and since you are not really increasing the population with a conversion it would be difficult to get them to pay this.
 - Rod Groenewold – I don't see how you would be able to single out one type of transfer or conversion and not others.
 - Jim Peugh – I think that we need to make sure that the language is very positive and understandable so that we get less opposition from the other players.
- ◆ Pending your recommendation on how to proceed with this I am scheduled to present at the Building Industry Association meeting next Friday and then we would go to each of the Planning Groups and make our presentation.
 - Doug Goad – I think that this department does a great job when they are trying to put something forward and I think that we need to give them our recommendation and let them proceed as they have with numerous other projects and let them handle this in the way they see best.

MOTION TO REQUEST THAT THE DEPARTMENT OF PARKS AND RECREATION MOVE FORWARD AND SEEK COMMUNITY INPUT ON A PLDO FEE ADJUSTMENT USING THE MODEL PARK METHODOLOGY AND CLARIFY THE LANGUAGE REGARDING THE DEDICATION OF LAND AND PAYMENT OF FEES OR THE SOLE PAYMENT OF FEES – DOUG GOAD, 2ND PAUL DAVIS
ALL IN FAVOR – 8-0-0

- Heritage Park RFP
 - ◆ Distributed handout on the proposal drawings for the park.
 - Marilyn Wilkinson – I attended a meeting on this project earlier in the week
 - ◆ An RFP went out on this project to see if there was an interested Master Lessee to run the park.
 - ◆ The County has been running this park at a loss of approximately \$400,000 per year to benefit the public, so they sent out a letter to see if there were any interested parties in becoming a master lessee for the property. There were three responses to this, so then there was a formal RFP issued.
 - ◆ Then there was a selection committee formed to review the proposals that came in, of which there ended up only being one from Pacific Hospitality group.
 - ◆ I am here today to give you this information and get your recommendation to the County to be able to move forward.
 - ◆ The proposal is to put 2 new buildings on-site
 - ◆ I think that this lessee would be a great marriage because they are already there (they own the Hacienda Hotel, Acapulco restaurant across the street from and Heritage park) and would not have to incorporate another building etc, to be able to manage the property.
 - ◆ When you walk to the park from the lower section there is somewhat of a barrier because of the slope and the type of pathway, so they are looking at alternatives for access to the park.
 - ◆ We thought that it was important to have the landscape more of a Victorian theme and try to have landscaping that will be easier and more cost effective to maintain.

- ◆ The proposal is to recreate the Levi Chase house (instead of the San Miguel house). The houses would be 3 stories.
- ◆ My comments were that the houses should have porches to make them more appealing and that these buildings should really be recreations of the old mansion style houses instead of looking like hotels or apartment buildings that we see everywhere. The buildings should have 4 sides to the public.
- ◆ Because of the location of this park we received input from the community with concerns about music and noise at the site, traffic issues and food preparation (smells that would come from the site).
- ◆ We are looking for preservation of the buildings that are on-site, that this is still a County park (even though we will have a private lessee) and that there is a committee that will continue to monitor what happens in the park.
 - Doug Goad – Are the profits from this park going to go back to parks to maintain the remainder of the park?
- ◆ The lessor will be responsible for maintaining the entire park and everything within it.
 - Rod Groenewold – Is there going to be any talk later about the intensity of use of the park? I was at another park that has issues going on where the site has been turned into a site for weddings and they are having 8-10 weddings a day and the park is just getting overused.
- ◆ These are some great comments and I will make sure to take them back to the committee.
 - Jim Peugh – I think that this is a good idea, but that it is really important to make sure that this remains a public and County park and that it is always accessible to the public when private parties and events are going on.
- ◆ The Board of Supervisors has given us 2 points that we will have to follow if this goes forward and they are to make sure that there is enough open space in the park and that the park always remains accessible to the public.
 - Mike McCoy – Is there any multi-jurisdictional issues with this property?
- ◆ The City of San Diego would have to review any plans for improvements, etc to comply with their permitting processes.
 - Paul Davis – What are they proposing to do with the current buildings at the site?
- ◆ The tenants that are currently in place would remain as they are with a sub-lease to the master lessee.
 - Marilyn Wilkinson – Would the County building remain at the site?
- ◆ No, this house would not remain the County Parks office. There has also always been a desire from the public to have one of the houses there be a period style type of museum and this might be a good house to make this type of arrangement.
 - Rod Groenewold – On the plans there is spots for future buildings with SOHO and I was just wondering why we would want to put more buildings on a site that already has a tremendous number of houses on it.
- ◆ They are just being held in case the trend in the future is once again to move houses, there is a place to save these historical houses.

MOTION TO PROCEED FORWARD WITH NEGOTIATIONS WITH COUNTY STAFF
AND THE PROPOSER (PACIFIC HOSPITALITY CORP) – JIM PEUGH, 2ND JOHN
DEGENFELDER
ALL IN FAVOR – 8-0-0

6. DISCUSSION ITEMS

- Wildfire Recovery – Brian Albright
 - ♦ Wildfire recovery is going to be a major point in Walt Ekard's presentation to the Board on the successes that the County has had in this endeavor.
 - ♦ We should be scheduling the opening of Hellhole Canyon and will let the committee know when that date is.
- Alpine Ballfields – Brad Roberts
 - ♦ Tabled presentation to the next meeting.
- PAC Ordinances – Brian Albright
 - ♦ I think that the most important section for us to review is Sec 287.8, so if everyone could review this before the next meeting and we will discuss it then.
 - ♦ Tabled discussion to the next meeting.

7. COMMITTEE MEMBER COMMENTS

- ♦ Paul Davis – I went over to DPLU this morning and they have flyers that give you information about all the different types of permits, regulations, etc and I thought that it would be nice if we could put something together like this to display for the trails.
- ♦ Mike McCoy – The Tijuana Estuary was named a "Wetland of International Importance" and is the only one that is on an international border.
- ♦ Mike McCoy - There is a section in the Homeland Security Act that overrides all other laws and there was a 4-1 vote (Supervisor Cox was the only opposition) to allow Homeland Security to proceed.
- ♦ Jim Peugh – I don't know if this will make it through the Senate, because last time they tried it didn't make it and I don't know if this will be the same and I don't think that we should give up because we don't really know if the Senate is all on board.
- ♦ Jim Peugh – It confused me that there was such surprise about the possibility of a dump at Smuggler's Gulch, this is something that we have been working on for over 10 years and I hope that the City and the County will be able to work together to find a resolution.
- ♦ John Degenfelder – I was wondering if we could get the North County MSCP on a future agenda?
- ♦ Marilyn Wilkinson – I talked with Lynne Christenson and they have been excavating an Indian Burial site at the Bancroft House and have found a lot of artifacts.
- ♦ John Degenfelder – The Crosby Estates development have put in a huge golf course and after much hassling and perseverance they have now put a trail in, but because of the rains and the construction of the golf course there are now huge boulders in the canyon that slid down the hill.
- ♦ There is a field trip scheduled around Lake Hodges to see how the trails are doing.

8. ADJOURNMENT

- Meeting adjourned at 10:20 am by Marilyn Wilkinson.

ATTENDEES:

Mike McCoy, District 1

Marilyn Wilkinson, District 2
John Degenfelder, District 2
Doug Goad, District 3
Paul Davis, District 3
Roger Utt, District 4
Jim Peugh, District 4
Rod Groenewold, District 5
Christine Lafontant, County of San Diego Parks and Recreation
Brian Albright, County of San Diego Parks and Recreation
Eric Wong, County of San Diego Parks and Recreation
Sabrina Hicks, County of San Diego Parks and Recreation